CONSTRUCTION DOCUMENTS
STRUTHERS ROAD IMPROVEMENTS

A PORTION OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6TH P.M., TOWN OF MONUMENT, EL PASO COUNTY, COLORADO.

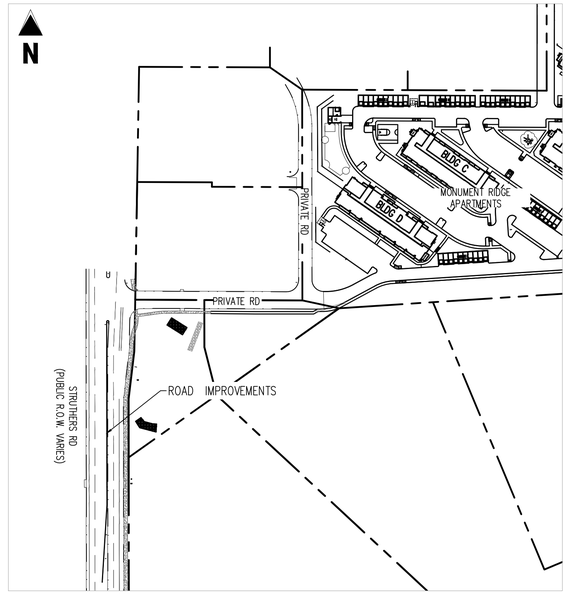
MEETS & BOUNDS LEGAL DESCRIPTION

THAT THE STATE OF COLORADO DEPARTMENT OF TRANSPORTATION, BEING THE OWNER OF THE FOLLOWING DESCRIBED TRACT OF LAND TO WIT:

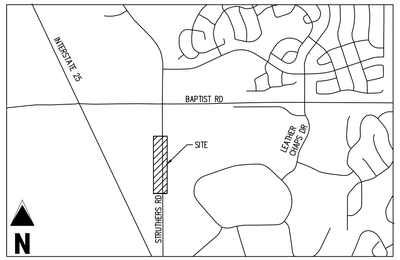
THAT PART OF W2W2 SEC 36-11-67 LY NLY OF ELY R/W LN OF U S HWY 25 EX TRACTS CONV TO STATE HWY, CO BY BK 1959-742, 743, 744

GENERAL CONSTRUCTION NOTES

1. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXISTENCE AND LOCATION OF ALL UNDERGROUND UTILITIES ALONG THE ROUTE OF THE WORK. THE OMISSION FROM OR THE INCLUSION OF UTILITY LOCATIONS ON THE PLANS IS NOT TO BE CONSIDERED AS THE NONEXISTENCE OF OR A DEFINITE LOCATION OF EXISTING UNDERGROUND UTILITIES.
2. THE CONTRACTOR SHALL TAKE THE NECESSARY PRECAUTIONS TO PROTECT EXISTING UTILITIES FROM DAMAGE DUE TO THIS OPERATION. ANY DAMAGE TO THE UTILITIES WILL BE REPLACED AT THE CONTRACTORS EXPENSE AND ANY SERVICE DISRUPTION WILL BE SETTLED BY THE CONTRACTOR.
3. ADDITIONAL EROSION CONTROL STRUCTURES MAY BE REQUIRED AT THE TIME OF CONSTRUCTION.
4. ALL BACKFILL, SUB-BASE AND / OR BASE COURSE (CLASS 6) MATERIAL SHALL BE COMPACTED TO THE SOILS ENGINEERS RECOMMENDATIONS, AND APPROVED BY EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT.
5. ALL STATIONING IS CENTERLINE UNLESS OTHERWISE INDICATED. ALL ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE INDICATED.
6. ALL DISTURBED PAVEMENT EDGES SHALL BE CUT TO NEAT LINES. REPAIR SHALL CONFORM TO THE EPC ECM APPENDIX K – 1.2C.
7. ALL INTERSECTION ACCESSES TO BE CONSTRUCTED WITH A 25 FOOT SIGHT VISIBILITY TRIANGLES AND THERE SHALL BE NO OBSTRUCTIONS GREATER THAN 18" IN THIS AREA.
8. ALL CULVERT AND STORM PIPES SHALL BE SMOOTH INTERIOR CORRUGATED POLYETHYLENE PIPE (HDPE), OR REINFORCED CONCRETE PIPE (RCP), ALL CULVERTS SHALL BE PLACED COMPLETE WITH FLARED END SECTIONS. ADEQUACY OF MATERIAL THICKNESS FOR ANY CSP INSTALLED SHALL BE VERIFIED BY OWNERS GEOTECHNICAL ENGINEER TO SUPPORT MINIMUM 50 YEAR DESIGN LIFE. CULVERTS MUST CONFORM TO EPC ECM SECTION 3.32 – CULVERTS.
9. ASPHALT THICKNESS AND BASE COURSE THICKNESS (COMPACTED FOR ROADS SHALL BE PER DESIGN REPORT BY OWNERS GEOTECHNICAL ENGINEER. OWNERS GEOTECHNICAL ENGINEER TO BE ON SITE AT TIME OF ROAD CONSTRUCTION TO EVALUATE SOIL CONDITIONS AND DETERMINE IF ADDITIONAL MEASURES ARE NECESSARY TO ASSURE STABILITY OF THE NEW ROADS. PAVEMENT DESIGN SHALL BE APPROVED BY EL PASO COUNTY DEVELOPMENT SERVICES ENGINEERING DIVISION PRIOR TO CONSTRUCTION.
10. TYPE M RIP-RAP WITH 4" OF TYPE II GRANULAR BEDDING AND MIRAFI 180N OR EQUAL MAY BE SUBSTITUTED WHERE TYPE L RIP-RAP WITH MIRAFI FW 700 OR EQUAL IS SPECIFIED.
11. ALL MATERIALS AND INSTALLATION PROCEDURES SHALL BE IN COMPLIANCE WITH ANY AND ALL APPLICABLE EL PASO COUNTY STANDARDS AND WITH TRIVIEW METROPOLITAN DISTRICT CONSULTING ENGINEER APPROVAL.
12. ALL POTABLE WATER MAINS SHALL BE AWWA C900-SDR18 PVC WITH PUSH-ON SINGLE GASKET TYPE JOINTS AND SHALL MEET THE REQUIREMENTS OF ANSI / NSF 61.
13. ALL WATER MAIN FITTINGS SHALL BE MADE FROM GRAY-IRON OR DUCTILE IRON AND FURNISHED WITH MECHANICAL JOINT ENDS. ALL FITTINGS SHALL HAVE A PRESSURE RATING OF 250 PSI AND SHALL MEET THE REQUIREMENTS OF ANSI / NSF 61.
14. ALL WATER LINE BENDS, TEES, BLOW-OFFS AND PLUGS AT DEAD-END MAINS SHALL BE PROTECTED FROM THRUST BY USING CONCRETE THRUST BLOCKS AND / OR RODDING AND RESTRAINED PIPE PER THE PAINT BRUSH HILLS METRO DISTRICT CONSULTING ENGINEER APPROVAL.
15. MAXIMUM DEFLECTION OF 8" OR 12" PVC WATER MAIN JOINTS IS 4 DEGREES. CORRESPONDING MINIMUM CURVE RADIUS IS 286'. ADDITIONAL 11.25° OR 22.5° BENDS MAY BE REQUIRED FOR PROPER ALIGNMENT.
16. CONTRACTOR IS RESPONSIBLE FOR PROVIDING DETAILED AS-BUILTS OF ALL WATER MAIN, STORM SEWER AND SANITARY. SEWER MAIN INSTALLATIONS, INCLUDING ACCURATE DISTANCES OF MAIN LINES, VALVES, FITTINGS, MANHOLES AND LOCATIONS OF WATER AND SEWER SERVICES.
17. SANITARY SEWER PIPE AND FITTINGS: PVC 4" – 8" ASTM D3034, TYPE PSM, SDR 35: PUSH-ON JOINTS AND MOLDED RUBBER GASKETS MAXIMUM HORIZONTAL DEFLECTIONS, AFTER INSTALLATION AND BACK FILLING SHALL NOT EXCEED 3% OF THE PIPE DIAMETER. (MINIMUM CURVE RADIUS IS 100' FOR 8" PVC SANITARY SEWER MAIN)



SITE MAP
1"=150'



VICITINY MAP
N.T.S

SHEET LIST TABLE		
SHEET NUMBER	SHEET TITLE	SHEET DESCRIPTION
1	COVER SHEET	R0.0
2	SURVEY CONTROL	R1.1
3	DEMO PLAN	R2.1
4	SITE AND HORIZONTAL CONTROL	R3.1

CONSULTANT CONTACTS

COLORADO DEPARTMENT OF TRANSPORTATION (CDOT)
CDOT REGION 2
5615 WILL BLVD
PUEBLO, CO 81008
TELE: (719) 546-5750

APPLICANT/DEVELOPER
GOODWIN KNIGHT
13570 NORTHGATE ESTATES DR., SUITE 200
COLORADO SPRINGS, CO 80921
TELE: (719) 598-5190
ATTN: BRYAN KNIEP
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619 N. CASCADE AVE., SUITE 200
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ATTN: JON ROMERO, PLA
EMAIL: JRONERO@NESCOLORADO.COM

EL PASO COUNTY – DPW
EL PASO COUNTY – DEPARTMENT OF PUBLIC SERVICES
TELE: (719) 520-6460

EL PASO COUNTY
EL PASO COUNTY – PLANNING AND COMMUNITY DEPARTMENT
2880 INTERNATIONAL CIRCLE, SUITE 110
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TELE: 719-520-6695

ENTITLEMENT CONSULTANT
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1155 KELLY JOHNSON BLVD., SUITE 305
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EMAIL: JOHNRADCLIFFE@GALLOWAYUS.COM

ENGINEER
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EMAIL: CHARLENEDURHAM@GALLOWAYUS.COM

STANDARD NOTES FOR EL PASO COUNTY CONSTRUCTION PLANS

1. ALL DRAINAGE AND ROADWAY CONSTRUCTION SHALL MEET THE STANDARDS AND SPECIFICATIONS OF THE CITY OF COLORADO SPRINGS/EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2, AND THE EL PASO COUNTY ENGINEERING CRITERIA MANUAL.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR THE NOTIFICATION AND FIELD NOTIFICATION OF ALL EXISTING UTILITIES, WHETHER SHOWN ON THE PLANS OR NOT, BEFORE BEGINNING CONSTRUCTION. LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CALL 811 TO CONTACT THE UTILITY NOTIFICATION CENTER OF COLORADO (UNCC).
3. CONTRACTOR SHALL KEEP A COPY OF THESE APPROVED PLANS, THE GRADING AND EROSION CONTROL PLAN, THE STORMWATER MANAGEMENT PLAN (SWMP), THE SOILS AND GEOTECHNICAL REPORT, AND THE APPROPRIATE DESIGN AND CONSTRUCTION STANDARDS AND SPECIFICATIONS AT THE JOB SITE AT ALL TIMES, INCLUDING THE FOLLOWING:
   A. EL PASO COUNTY ENGINEERING CRITERIA MANUAL (ECM)
   B. CITY OF COLORADO SPRINGS/EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2
   C. COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION
   D. CDOT M & S STANDARDS
4. NOTWITHSTANDING ANYTHING DEPICTED IN THESE PLANS IN WORDS OR GRAPHIC REPRESENTATION, ALL DESIGN AND CONSTRUCTION RELATED TO ROADS, STORM DRAINAGE AND EROSION CONTROL SHALL CONFORM TO THE STANDARDS AND REQUIREMENTS OF THE MOST RECENT VERSION OF THE RELEVANT ADOPTED EL PASO COUNTY STANDARDS, INCLUDING THE LAND DEVELOPMENT CODE, THE ENGINEERING CRITERIA MANUAL, THE DRAINAGE CRITERIA MANUAL, AND THE DRAINAGE CRITERIA MANUAL VOLUME 2. ANY DEVIATIONS FROM REGULATIONS AND STANDARDS MUST BE REQUESTED, AND APPROVED, IN WRITING. ANY MODIFICATIONS NECESSARY TO MEET CRITERIA AFTER-THE-FACT WILL BE ENTIRELY THE DEVELOPER'S RESPONSIBILITY TO RECTIFY.
5. IT IS THE DESIGN ENGINEER'S RESPONSIBILITY TO ACCURATELY SHOW EXISTING CONDITIONS, BOTH ONSITE AND OFFSITE, ON THE CONSTRUCTION PLANS. ANY MODIFICATIONS NECESSARY DUE TO CONFLICTS, OMISSIONS, OR CHANGED CONDITIONS WILL BE ENTIRELY THE DEVELOPER'S RESPONSIBILITY TO RECTIFY.
6. CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT (PCD) – INSPECTIONS, PRIOR TO STARTING CONSTRUCTION.
7. IT IS THE CONTRACTOR'S RESPONSIBILITY TO UNDERSTAND THE REQUIREMENTS OF ALL JURISDICTIONAL AGENCIES AND TO OBTAIN ALL REQUIRED PERMITS, INCLUDING BUT NOT LIMITED TO EL PASO COUNTY EROSION AND STORMWATER QUALITY CONTROL PERMIT (ESQCP), REGIONAL BUILDING FLOODPLAIN DEVELOPMENT PERMIT, U.S. ARMY CORPS OF ENGINEERS-ISSUED 401 AND/OR 404 PERMITS, AND COUNTY AND STATE FUGITIVE DUST PERMITS.
8. CONTRACTOR SHALL NOT DEVIATE FROM THE PLANS WITHOUT FIRST OBTAINING WRITTEN APPROVAL FROM THE DESIGN ENGINEER AND PCD. CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER IMMEDIATELY UPON DISCOVERY OF ANY ERRORS OR INCONSISTENCIES.
9. ALL STORM DRAIN PIPE SHALL BE CLASS III RCP UNLESS OTHERWISE NOTED AND APPROVED BY PCD.
10. CONTRACTOR SHALL COORDINATE GEOTECHNICAL TESTING PER ECM STANDARDS. PAVEMENT DESIGN SHALL BE APPROVED BY EL PASO COUNTY PCD PRIOR TO PLACEMENT OF CURB AND GUTTER AND PAVEMENT.
11. ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE AT APPROVED CONSTRUCTION ACCESS POINTS.
12. SIGHT VISIBILITY TRIANGLES AS IDENTIFIED IN THE PLANS SHALL BE PROVIDED AT ALL INTERSECTIONS. OBSTRUCTIONS GREATER THAN 18 INCHES ABOVE FLOWLINE ARE NOT ALLOWED WITHIN SIGHT TRIANGLES.
13. SIGNING AND STRIPING SHALL COMPLY WITH EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS REQUIREMENTS. [IF APPLICABLE, ADDITIONAL SIGNING AND STRIPING NOTES WILL BE PROVIDED.]
14. CONTRACTOR SHALL OBTAIN ANY PERMITS REQUIRED BY EL PASO COUNTY DOT, INCLUDING WORK WITHIN THE RIGHT-OF-WAY AND SPECIAL TRANSPORT PERMITS.
15. THE LIMITS OF CONSTRUCTION SHALL REMAIN WITHIN THE PROPERTY LINE UNLESS OTHERWISE NOTED. THE OWNER/DEVELOPER SHALL OBTAIN WRITTEN PERMISSION AND EASEMENTS, WHERE REQUIRED, FROM ADJOINING PROPERTY OWNER(S) PRIOR TO ANY OFF-SITE DISTURBANCE, GRADING, OR CONSTRUCTION.

SIGNING AND STRIPING NOTES

1. ALL SIGNS AND PAVEMENT MARKINGS SHALL BE IN COMPLIANCE WITH THE CURRENT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
2. REMOVAL OF EXISTING PAVEMENT MARKINGS SHALL BE ACCOMPLISHED BY A METHOD THAT DOES NOT MATERIALLY DAMAGE THE PAVEMENT. THE PAVEMENT MARKINGS SHALL BE REMOVED TO THE EXTENT THAT THEY WILL NOT BE VISIBLE UNDER DAY OR NIGHT CONDITIONS. AT NO TIME WILL IT BE ACCEPTABLE TO PAINT OVER EXISTING PAVEMENT MARKINGS.
3. ANY DEVIATION FROM THE STRIPING AND SIGNING PLAN SHALL BE APPROVED BY EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT.
4. ALL SIGNS SHOWN ON THE SIGNING AND STRIPING PLAN SHALL BE NEW SIGNS. EXISTING SIGNS MAY REMAIN OR BE REUSED IF THEY MEET CURRENT EL PASO COUNTY AND MUTCD STANDARDS.
5. STREET NAME AND REGULATORY STOP SIGNS SHALL BE ON THE SAME POST AT INTERSECTIONS.
6. ALL REMOVED SIGNS SHALL BE DISPOSED OF IN A PROPER MANNER BY THE CONTRACTOR.
7. ALL STREET NAME SIGNS SHALL HAVE 5" SERIES LETTERS, WITH LOCAL ROADWAY SIGNS BEING 4"UPPER-LOWER CASE LETTERING ON 8'BLANK AND NON-LOCAL ROADWAY SIGNS BEING 6' LETTERING, UPPER-LOWER CASE ON 12'BLANK, WITH A WHITE BORDER THAT IS NOT RECESSED. MULTI-LANE ROADWAYS WITH SPEED LIMITS OF 40 MPH OR HIGHER SHALL HAVE 8' UPPER-LOWER CASE LETTERING ON 18'BLANK WITH A WHITE BORDER THAT IS NOT RECESSED. THE WIDTH OF THE NON-RECESSED WHITE BORDERS SHALL MATCH PAGE 255 OF THE 2012 MUTCD "STANDARD HIGHWAY SIGNS"
8. ALL TRAFFIC SIGNS SHALL HAVE A MINIMUM HIGH INTENSITY PRISMATIC GRADE SHEETING.
9. ALL LOCAL RESIDENTIAL STREET SIGNS SHALL BE MOUNTED ON A 1.75"X 1.75"SQUARE TUBE SIGN POST AND STUB POST BASE. FOR OTHER APPLICATIONS, REFER TO THE CDOT STANDARD S-614-8 REGARDING USE OF THE P2 TUBULAR STEEL POST SLIPBASE DESIGN.
10. ALL SIGNS SHALL BE SINGLE SHEET ALUMINUM WITH 0.100"MINIMUM THICKNESS.
11. ALL LIMIT LINES/STOP LINES, CROSSWALK LINES, PAVEMENT LEGENDS, AND ARROWS SHALL BE A MINIMUM 125 MIL THICKNESS PREFORMED THERMOPLASTIC PAVEMENT MARKINGS WITH TAPERED LEADING EDGES PER CDOT STANDARD S-627-1. WORD AND SYMBOL MARKINGS SHALL BE THE NARROW TYPE. STOP BARS SHALL BE 24'IN WIDTH. CROSSWALKS LINES SHALL BE 12'WIDE AND 8'LONG PER CDOT S-627-1.
12. ALL LONGITUDINAL LINES SHALL BE A MINIMUM 15MIL THICKNESS EPOXY PAINT. ALL NON-LOCAL RESIDENTIAL ROADWAYS SHALL INCLUDE BOTH RIGHT AND LEFT EDGE LINE STRIPING AND ANY ADDITIONAL STRIPING AS REQUIRED BY CDOT S-627-1.
13. THE CONTRACTOR SHALL NOTIFY EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT (719) 520-6819 PRIOR TO AND UPON COMPLETION OF SIGNING AND STRIPING.
14. THE CONTRACTOR SHALL OBTAIN A WORK IN THE RIGHT OF WAY PERMIT FROM THE EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS (DPW) PRIOR TO ANY SIGNAGE OR STRIPING WORK WITHIN AN EXISTING EL PASO COUNTY ROADWAY.

ENGINEERING STATEMENT

THESE DETAILED PLANS AND SPECIFICATIONS WERE PREPARED UNDER MY DIRECTION AND SUPERVISION. SAID PLANS AND SPECIFICATIONS HAVE BEEN PREPARED ACCORDING TO THE CRITERIA ESTABLISHED BY THE COUNTY FOR DETAILED ROADWAY, DRAINAGE, GRADING AND EROSION CONTROL PLANS AND SPECIFICATIONS, AND SAID PLANS AND SPECIFICATIONS ARE IN CONFORMITY WITH APPLICABLE MASTER DRAINAGE PLANS AND MASTER TRANSPORTATION PLANS. SAID PLANS AND SPECIFICATIONS MEET THE PURPOSED FOR WHICH THE PARTICULAR ROADWAY AND DRAINAGE FACILITIES ARE DESIGNED AND ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I ACCEPT RESPONSIBILITY FOR ANY LIABILITY CAUSED BY ANY NEGLIGENT ACTS, ERRORS OR OMISSIONS ON MY PART IN PREPARATION OF THESE DETAILED PLANS AND SPECIFICATIONS.

SIGNATURE: Charlene Durham DATE: 7/8/20

PRINTED NAME: Charlene Durham

COLORADO LICENSED CHARLENE M. DURHAM 36727 PROFESSIONAL ENGINEER

DEVELOPER'S/OWNER'S STATEMENT

I, THE OWNER/DEVELOPER HAVE READ AND WILL COMPLY WITH THE REQUIREMENTS OF THE GRADING AND EROSION CONTROL PLAN AND ALL OF THE REQUIREMENTS SPECIFIED IN THESE DETAILED PLANS AND SPECIFICATIONS.

DEVELOPER/OWNER SIGNATURE: _____

NAME OF DEVELOPER/OWNER: Bryan D. Kniep

DBA: _____

TITLE: Vice President - Planning and Community Development, Goodwin Knight, LLC 07/08/2020

ADDRESS: 8605 Explorer Drive, Suite 250, Colorado Springs, CO 80920

719.650.9075 - bkniep@goodwinknight.com

EL PASO COUNTY

COUNTY PLAN REVIEW IS PROVIDED ONLY FOR GENERAL CONFORMANCE WITH COUNTY DESIGN CRITERIA. THE COUNTY IS NOT RESPONSIBLE FOR THE ACCURACY AND ADEQUACY OF THE DESIGN, DIMENSIONS, AND/ OR ELEVATIONS WHICH SHALL BE CONFIRMED AT THE JOB SITE. THE COUNTY THROUGH THE APPROVAL OF THIS DOCUMENT ASSUMES NO RESPONSIBILITY FOR COMPLETENESS AND/ OR ACCURACY OF THIS DOCUMENT. FILED IN ACCORDANCE WITH THE REQUIREMENTS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE, DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2, AND ENGINEERING CRITERIA MANUAL AS AMENDED.

IN ACCORDANCE WITH ECM SECTION 1.12, THESE CONSTRUCTION DOCUMENTS WILL BE VALID FOR CONSTRUCTION FOR A PERIOD OF 2 YEARS FROM THE DATE SIGNED BY THE EL PASO COUNTY ENGINEER. IF CONSTRUCTION HAS NOT STARTED WITHIN THOSE 2 YEARS, THE PLANS WILL NEED TO BE RESUBMITTED FOR APPROVAL, INCLUDING PAYMENT OF REVIEW FEES AT THE PLANNING AND COMMUNITY DEVELOPMENT DIRECTORS DISCRETION.

JENNIFER IRVINE
COUNTY ENGINEER/ECM ADMINISTRATOR

DATE

NOTE: CONTRACTOR RESPONSIBLE FOR AS-BUILT DRAWINGS, TESTS, REPORTS AND/OR ANY OTHER CERTIFICATES OR INFORMATION AS REQUIRED FOR ACCEPTANCE OF WORK FROM CITY, UTILITY DISTRICTS OR ANY OTHER GOVERNING AGENCY.

NOTE: CONTRACTOR SHALL PROTECT ALL EXISTING SURVEY MONUMENTATION. CONTRACTOR SHALL HAVE LICENSED SURVEYOR REPLACE ANY DAMAGED OR DISTURBED MONUMENTATION AT THEIR COST.

CAUTION – NOTICE TO CONTRACTOR

1. ALL UTILITY LOCATIONS SHOWN ARE BASED ON MAPS PROVIDED BY THE APPROPRIATE UTILITY COMPANY AND FIELD SURFACE EVIDENCE AT THE TIME OF SURVEY AND IS TO BE CONSIDERED AN APPROXIMATE LOCATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE FIELD LOCATION OF ALL UTILITIES, PUBLIC OR PRIVATE, WHETHER SHOWN ON THE PLANS OR NOT, PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.
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811 Know what's below. Call before you dig.

CDR-20-002

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Colorado Springs, CO 80920
719.900.7220
GallowayUS.com

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GOODWIN KNIGHT

CONSTRUCTION DOCUMENTS
ROAD IMPROVEMENTS
MONUMENT RIDGE APARTMENTS

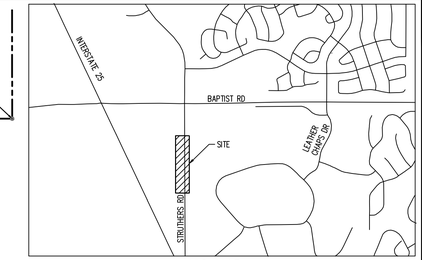
SEC BAPTIST RD & STRUTHERS RD
MONUMENT, CO

#	Date	Issue / Description	Init.

Project No:	GNK2.02
Drawn By:	JEMH
Checked By:	RGD
Date:	JULY 2020

COVER SHEET

R0.0



VIC MAP

N

0 20 40

SCALE: 1"=40'

LEGEND

EXISTING PROPERTY LINE

EXISTING CURB AND GUTTER (TO REMAIN)

NOTES

1.ALL DIMENSIONS SHOWN ON THIS PLAN ARE TO FLOWLINE UNLESS OTHERWISE NOTED.

NOTE TO CONTRACTOR

ALL EXISTING UNDERGROUND UTILITY LOCATIONS ARE SHOWN APPROXIMATELY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGES CAUSED BY ANY CONSTRUCTION ACTIVITIES CAUSED IF THE UTILITY LOCATE HAS NO BEEN PERFORMED.

BASIS OF BEARING

BASIS OF BEARINGS ARE BASED ON THE NORTH LINE OF LOTS 10B & 10C, A REPLAT OF MONUMENT RIDGE REPLAT NO. 3 & LOT 5C, MONUMENTED ON BOTH ENDS WITH A #4 REBAR AND 'YELLOW CAP "PLS 10376" & IS ASSUMED TO BEAR S89 45' 36"E.

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COLORADO LICENSED
CHARLENE MOURNIAN
36727
7/8/20
PROFESSIONAL ENGINEER

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GOODWIN KNIGHT

CONSTRUCTION DOCUMENTS
ROAD IMPROVEMENTS
MONUMENT RIDGE APARTMENTS

SEC BAPTIST RD & STRUTHERS RD
MONUMENT, CO

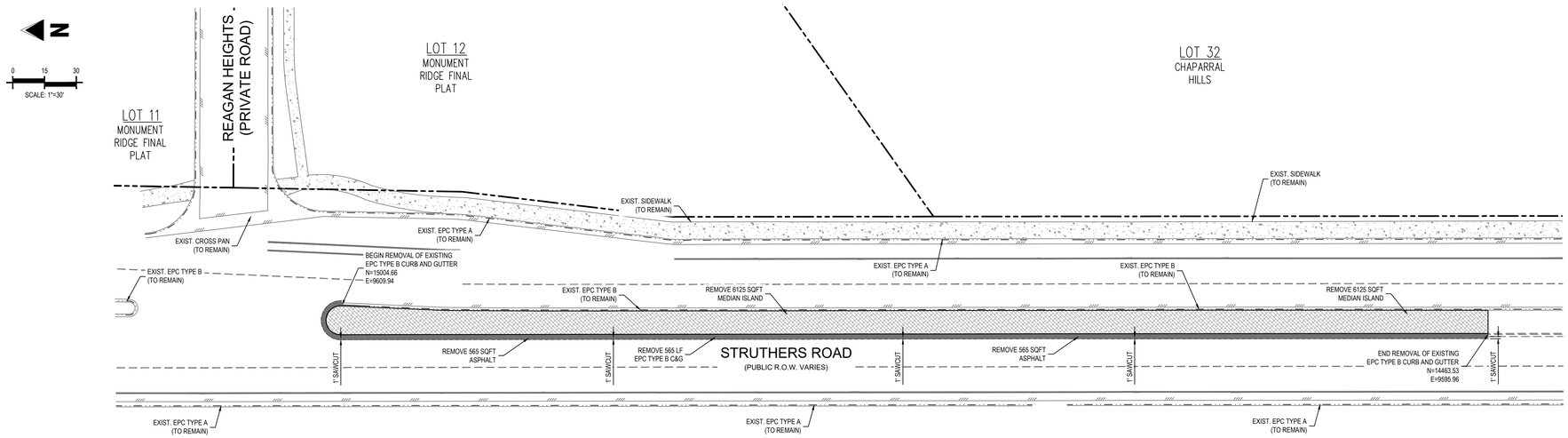
#	Date	Issue / Description	Init.

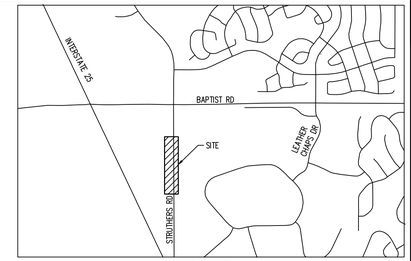
Project No:	GNK2.02
Drawn By:	JEMH
Checked By:	RGD
Date:	MAY 2020

SURVEY CONTROL

R1.1

Sheet 2 OF 4





VIC MAP

LEGEND

- EXISTING PROPERTY LINE
- EXISTING CURB AND GUTTER (TO REMAIN)
- EXISTING CURB AND GUTTER (TO BE REMOVED)
- SAW CUT
- PROPOSED DIRECTIONAL ARROW
- EXISTING MEDIAN ISLAND TO BE REMOVED
- EXISTING ASPHALT TO BE REMOVED

NOTE TO CONTRACTOR

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COLORADO LICENSED
CHARLENE M DUNLAVY
36727
PROFESSIONAL ENGINEER
5/13/20

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GOODWIN KNIGHT

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ROAD IMPROVEMENTS
MONUMENT RIDGE APARTMENTS

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MONUMENT, CO

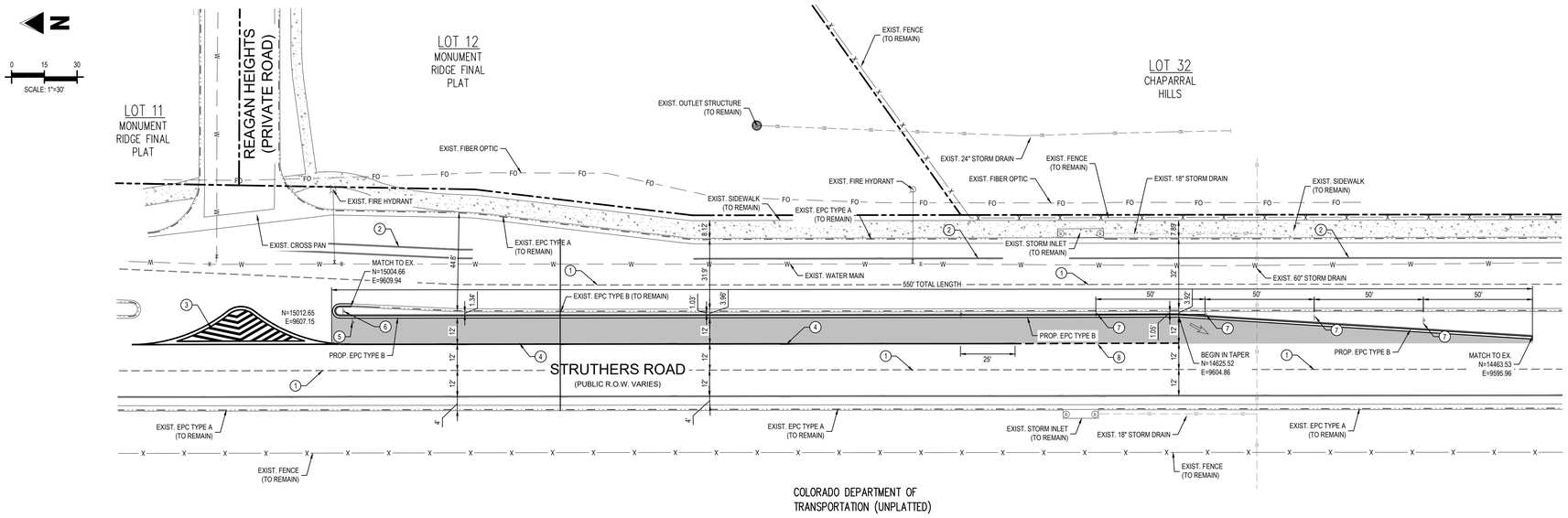
#	Date	Issue / Description	Init.

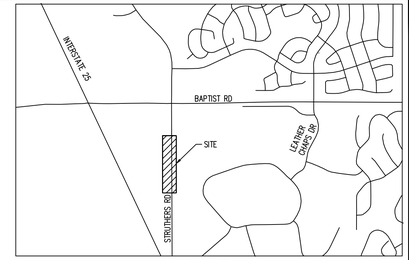
Project No:	GNK2.02
Drawn By:	JEMH
Checked By:	RGD
Date:	MAY 2020

DEMO PLAN

R2.1

Sheet 3 OF 4





VIC MAP

LEGEND

- EXISTING PROPERTY LINE
- EXISTING WATER MAIN
- EXISTING STORM DRAIN
- EXISTING FIBER OPTIC LINE
- EXISTING FENCE
- EXISTING STORM INLET
- EXISTING CURB AND GUTTER (TO REMAIN)
- EXISTING CURB AND GUTTER (TO BE REMOVED)
- PROPOSED CURB AND GUTTER
- PROPOSED NEW PAVEMENT
- EXISTING LANE STRIPING (4" WIDE, DASHED WHITE)
- EXISTING LANE STRIPING (8" WIDE, SOLID WHITE)
- PROPOSED STRIPED MEDIAN (12" WIDE, SOLID WHITE)
- PROPOSED LANE STRIPING (6" WIDE, SOLID WHITE)
- PROPOSED LANE STRIPING (6" WIDE, DASHED WHITE)
- PROPOSED DIRECTIONAL ARROW
- EXISTING FIRE HYDRANT

SCHEDULE

1. EXISTING LANE STRIPING (4" WIDE, DASHED WHITE)
2. EXISTING LANE STRIPING (8" WIDE, SOLID WHITE)
3. PROPOSED STRIPED MEDIAN (12-INCH, SOLID WHITE)
4. PROPOSED LANE STRIPING (6" WIDE SOLID WHITE)
5. EXISTING KEEP RIGHT SIGN TO BE RELOCATED (MUTCD SIGN R4-7)
6. RELOCATED KEEP RIGHT SIGN (MUTCD SIGN R4-7)
7. PROPOSED TYPE 2 OBJECT MARKERS (CDOT SIGN OM2-1V)
8. PROPOSED LANE STRIPING (6" WIDE, DOTTED WHITE)

NOTES

1.ALL DIMENSIONS SHOWN ON THIS PLAN ARE TO FLOWLINE UNLESS OTHERWISE NOTED.

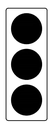
NOTE TO CONTRACTOR

ALL EXISTING UNDERGROUND UTILITY LOCATIONS ARE SHOWN APPROXIMATELY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGES CAUSED BY ANY CONSTRUCTION ACTIVITIES CAUSED IF THE UTILITY LOCATE HAS NO BEEN PERFORMED.

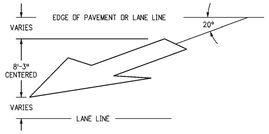
BASIS OF BEARING

BASIS OF BEARINGS ARE BASED ON THE NORTH LINE OF LOTS 10B & 10C, A REPLAT OF MONUMENT RIDGE REPLAT NO. 3 & LOT 5C, MONUMENTED ON BOTH ENDS WITH A #4 REBAR AND YELLOW CAP "PLS 10376" & IS ASSUMED TO BEAR S89 45' 36"E.

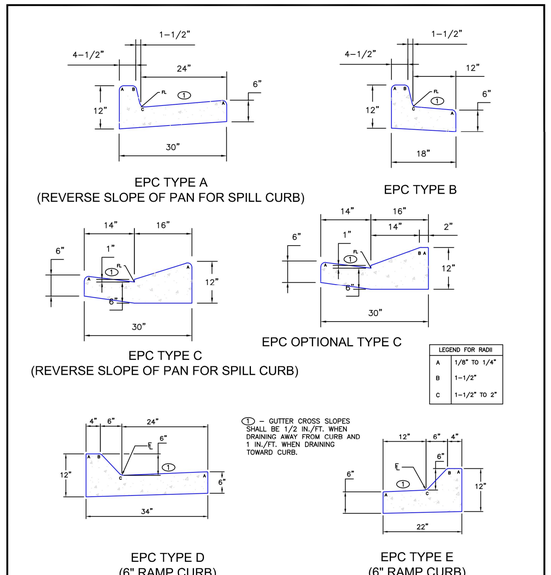
R4-7
KEEP LEFT SIGN
18" X 30"



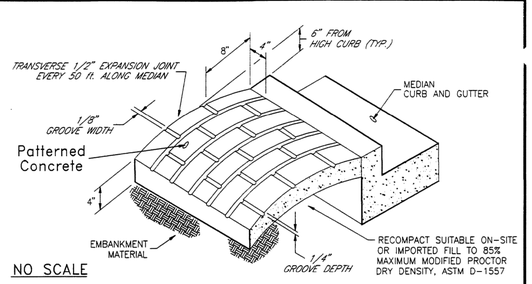
OM2-1V
TYPE 2 OBJECT MARKER
6" X 12"



DIRECTIONAL ARROW DETAIL
N.T.S.



8/11/11 DATE APPROVED: André P. Brackin DEPARTMENT OF TRANSPORTATION	Typical Curb and Gutter Details Standard Drawing REVISION DATE: 12/8/15	FILE NAME: SD_2-20



NO SCALE

NOTES

A) The median paving shall be constructed with 4 inch thick, integrally colored concrete, embossed with a running bond 4" x 8" brick pattern as shown.

B) Install 1/2" x 4" expansion material at median noses, fixed objects, and at transverse joints at 50 ft. intervals (maximum) along the median.

C) The color additive shall be an approved commercially pure or synthetic mineral pigment, factory formulated and packaged in cubic yard dosage increments. The mixture shall be "Chromix" as manufactured by L.M. Scofield Company, "Davis Colors" as manufactured by Davis Color Company, or approved equal.

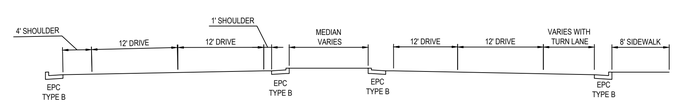
D) Patterned concrete to be colored L.M. Scofield Company "Santa Barbara Brown, C-35", Davis Color Company, Pigment No. 678, 5 lbs/sack, or an approved equal.

E) The matching curing compound shall be a blend of waxes and pigments in a solvent emulsion base and conform to the requirements of ASTM C-309. The curing compound shall be "Lithocrame Colorwax" as manufactured by L.M. Scofield Company, "Davis Color-Seal, as manufactured by Davis Color Company, or approved equal.

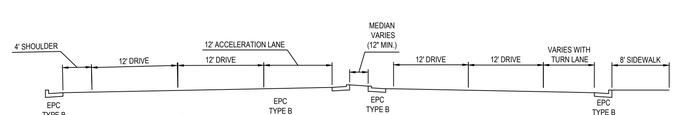
F) The concrete mix design shall conform to the requirements of the color admixture manufacturer and the following:
1) 28 -day compressive strength = 3000 psi (min.)
2) Water/Cement Ratio = 0.45 (max.)
3) Cement Content = 6-1/2 sacks/C.Y. (min.) (Type II cement)
4) Maximum Aggregate Size = 3/8"
5) Entrained Air Content = 6% - 10%
6) Slump = 4 inches (max.) - 1 inch (min.)

G) For weed control prior to median paving, apply a pre-emergent herbicide to median subgrade area per manufacturer's specifications for paving under the Barrier 50 Label (pbi Gordon). Trifluralin is labeled for use under asphalt under the Treflan 4EC label (Elanco).

CITY OF COLORADO SPRINGS	
Patterned Concrete Median Paving	
approved by:	City Engineer
Drawn by: JJ	Date: 04/93 STD. D-24



1 EXISTING STRUTHERS ROAD



2 PROPOSED STRUTHERS ROAD

CAUTION - NOTICE TO CONTRACTOR

1. ALL UTILITY LOCATIONS SHOWN ARE BASED ON MAPS PROVIDED BY THE APPROPRIATE UTILITY COMPANY AND FIELD SURFACE EVIDENCE AT THE TIME OF SURVEY AND IS TO BE CONSIDERED AN APPROXIMATE LOCATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE FIELD LOCATION OF ALL UTILITIES, PUBLIC OR PRIVATE, WHETHER SHOWN ON THE PLANS OR NOT, PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.

2. WHERE A PROPOSED UTILITY CROSSES AN EXISTING UTILITY, IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF SUCH EXISTING UTILITY, EITHER THROUGH POTHOLING OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.

811 Know what's **below.** **Call** before you dig.

Galloway
1155 Kelly Johnson Blvd., Suite 305
Colorado Springs, CO 80920
719.900.7220
GallowayUS.com

COLORADO LICENSED
CHARLENE M DUNITZ
36727
PROFESSIONAL ENGINEER
7/8/20

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GOODWIN KNIGHT

CONSTRUCTION DOCUMENTS
ROAD IMPROVEMENTS
MONUMENT RIDGE APARTMENTS

SEC BAPTIST RD & STRUTHERS RD
MONUMENT, CO

#	Date	Issue / Description	Init.

Project No:	GNK2.02
Drawn By:	JEMH
Checked By:	RGD
Date:	JULY 2020

SITE AND HORIZONTAL CONTROL

R3.1

Sheet 4 OF 4